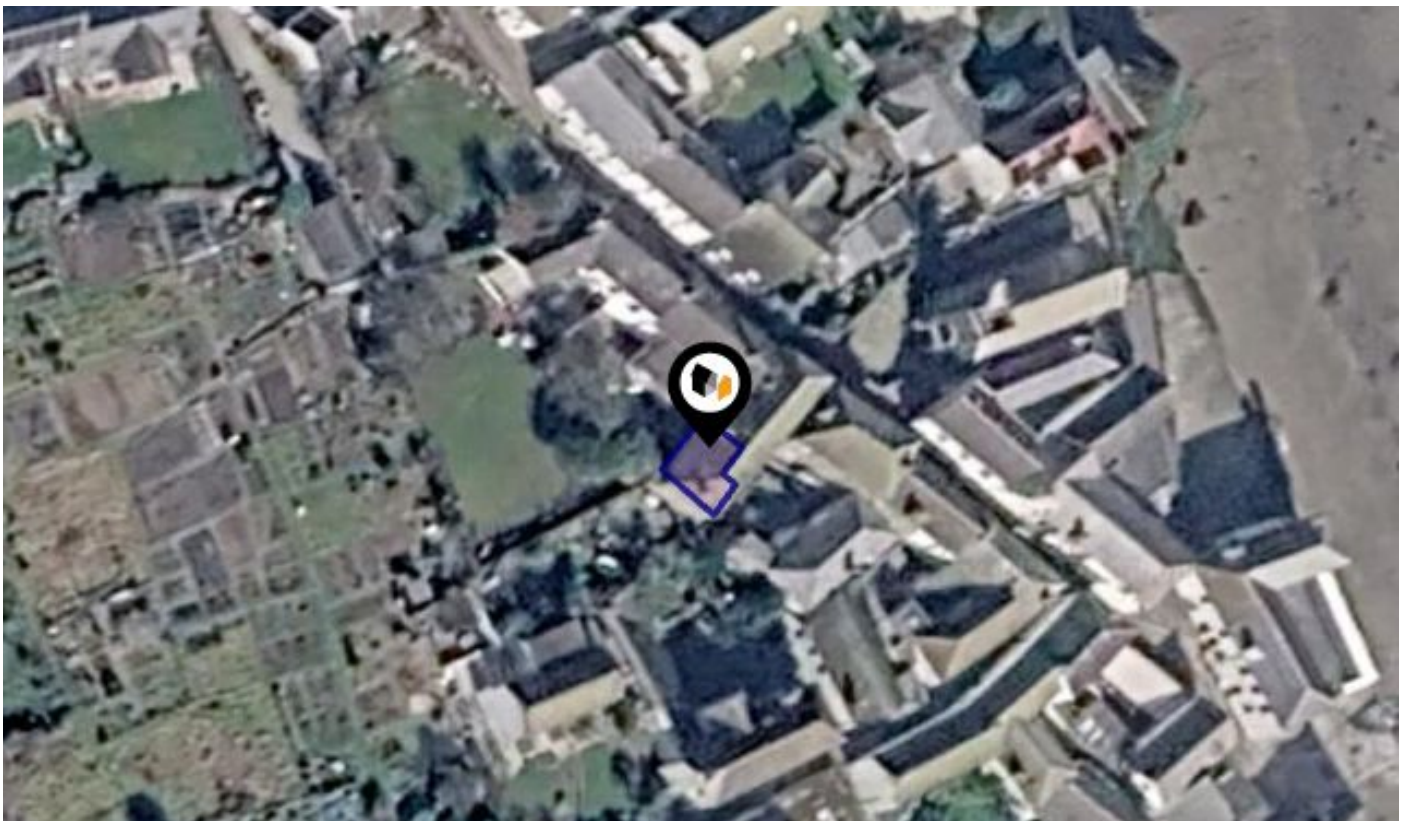




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 12th July 2026



CHURCH STREET, GORRAN HAVEN, ST. AUSTELL, PL26

H Tiddy

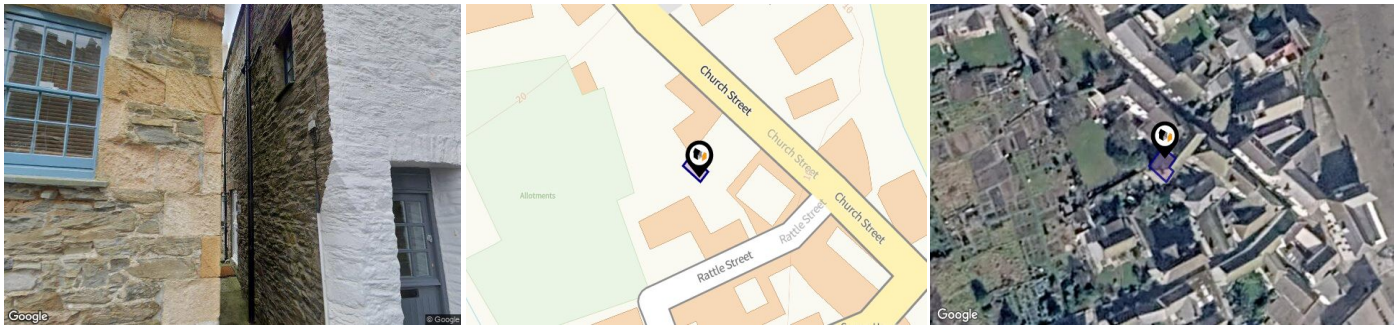
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

01326270212

sales@htiddy.co.uk

<https://www.htiddy.co.uk/>





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	495 ft ² / 46 m ²
Plot Area:	0.01 acres
Year Built :	Before 1900
Council Tax :	Band Deleted
Title Number:	CL37451

Tenure:	Freehold
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Local Area

Local Authority:	Cornwall
Conservation Area:	Gorran Haven
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	73	-
mb/s	mb/s	mb/s
		

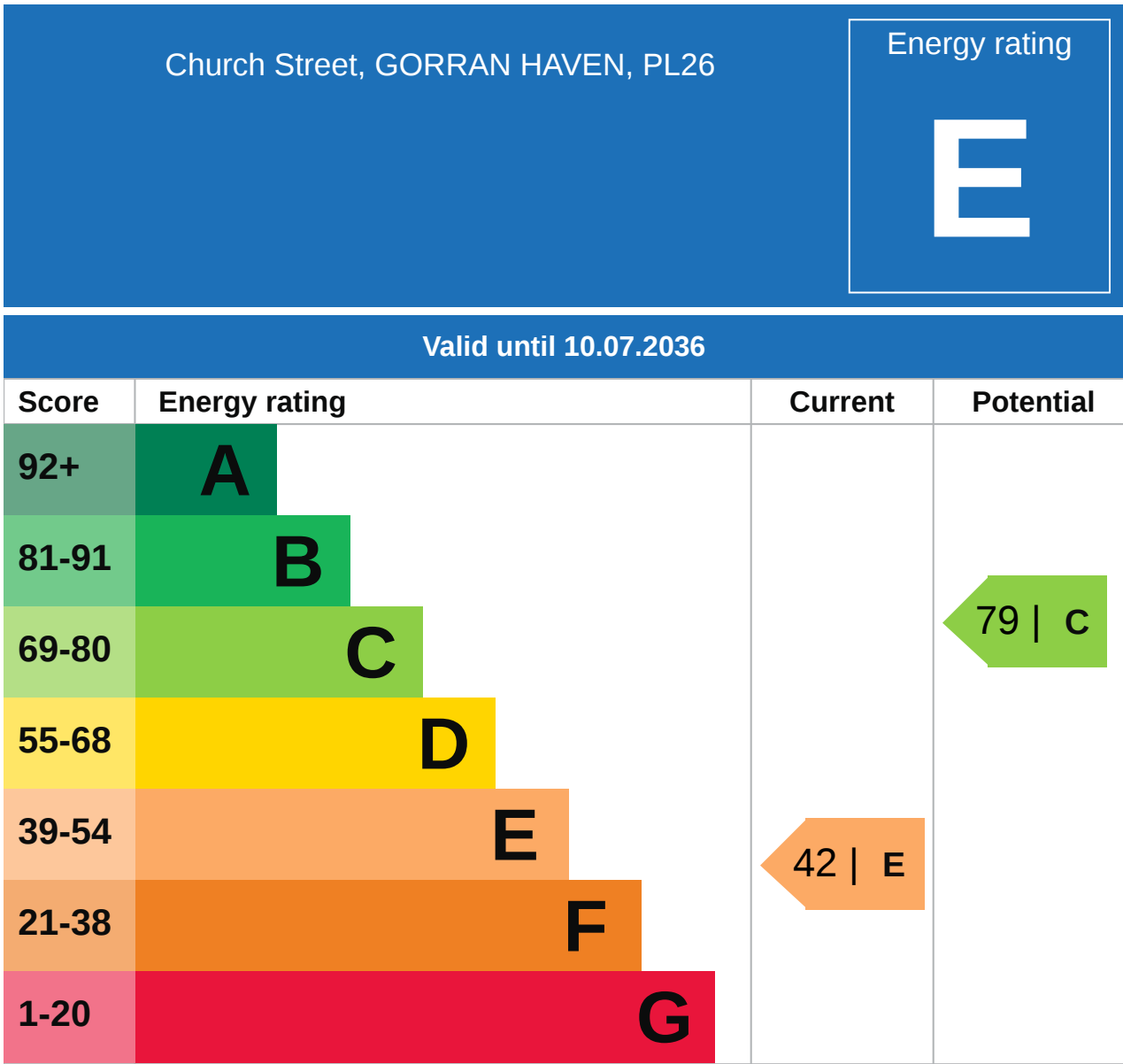
Mobile Coverage:

(based on calls indoors)

			
O ₂	EE	3	O ₂

Satellite/Fibre TV Availability:

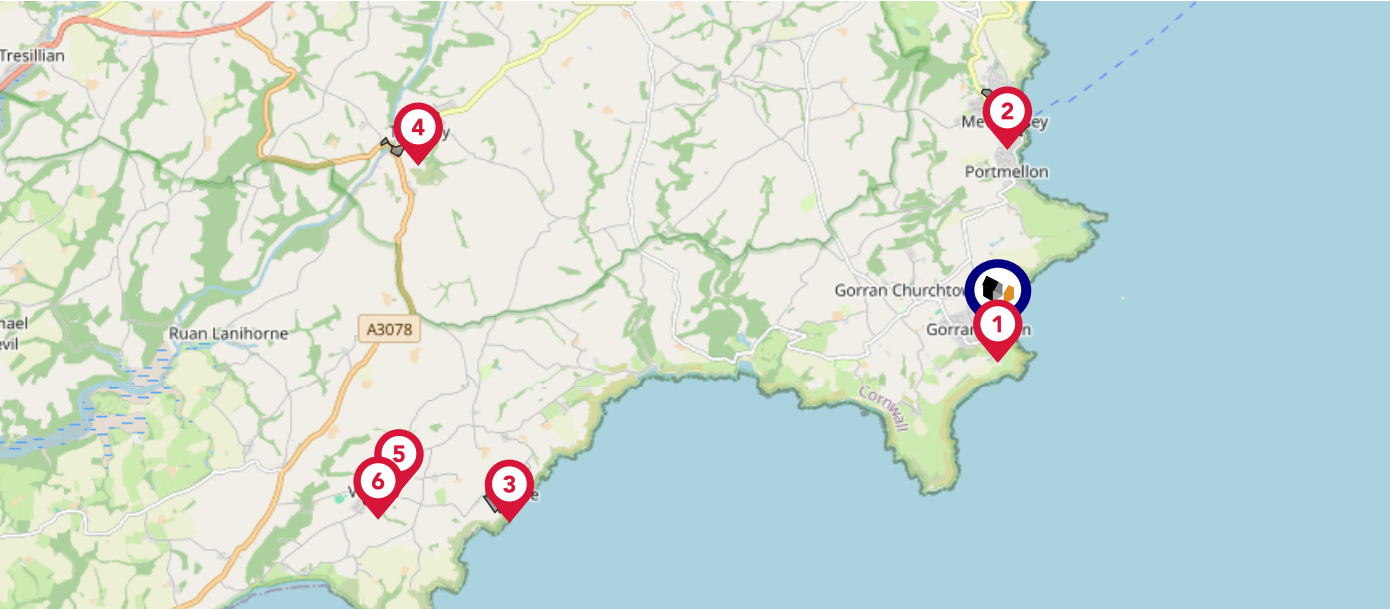
		
		



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Granite or whin, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Room heaters, electric
Main Heating Energy:	Poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very poor
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	46 m ²

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

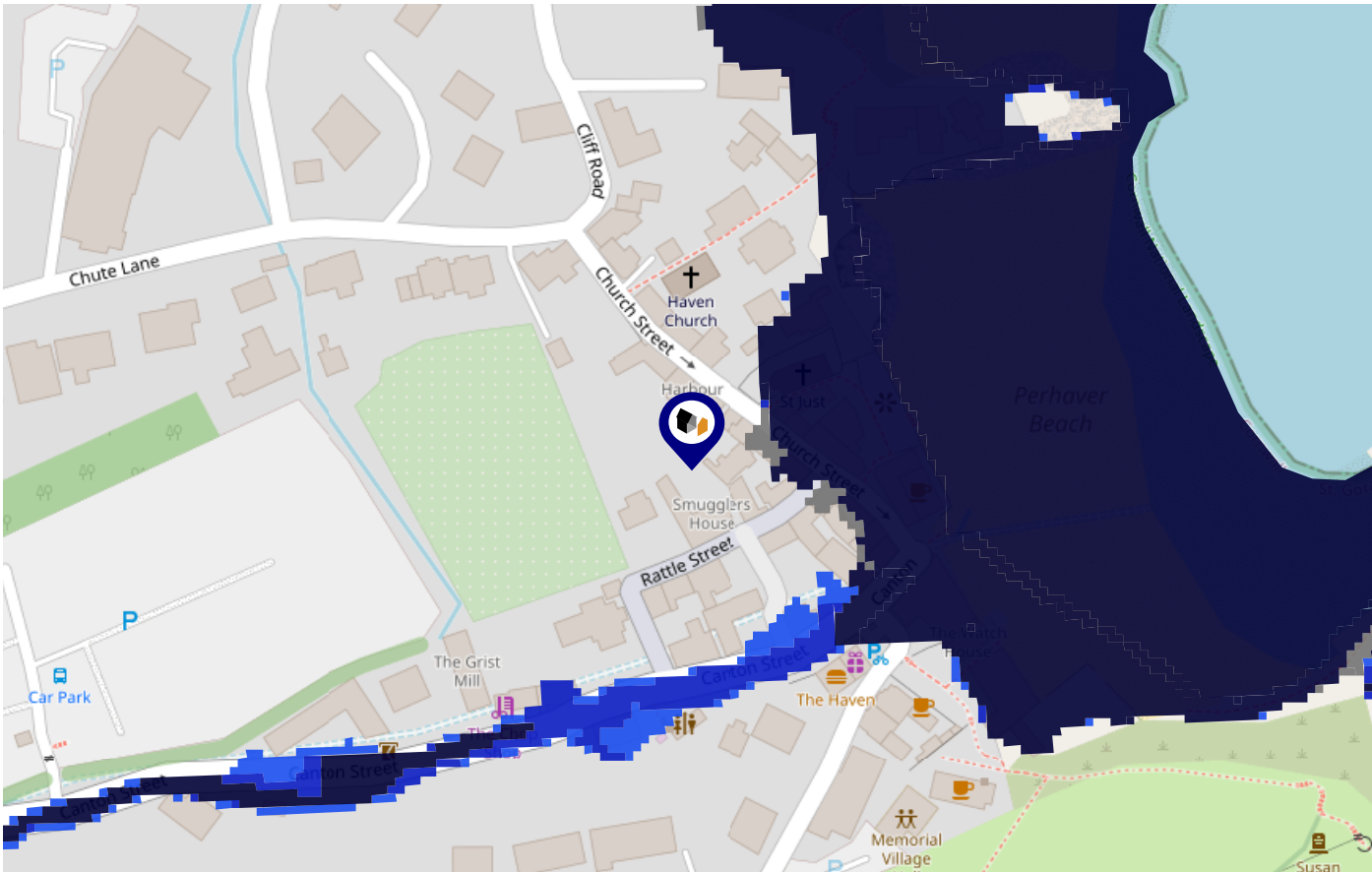


Nearby Conservation Areas	
	Gorran Haven
	Mevagissey
	Portloe
	Tregony
	Veryan Green
	Veryan

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

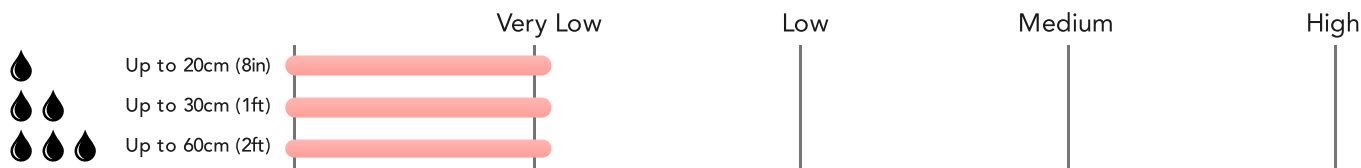


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

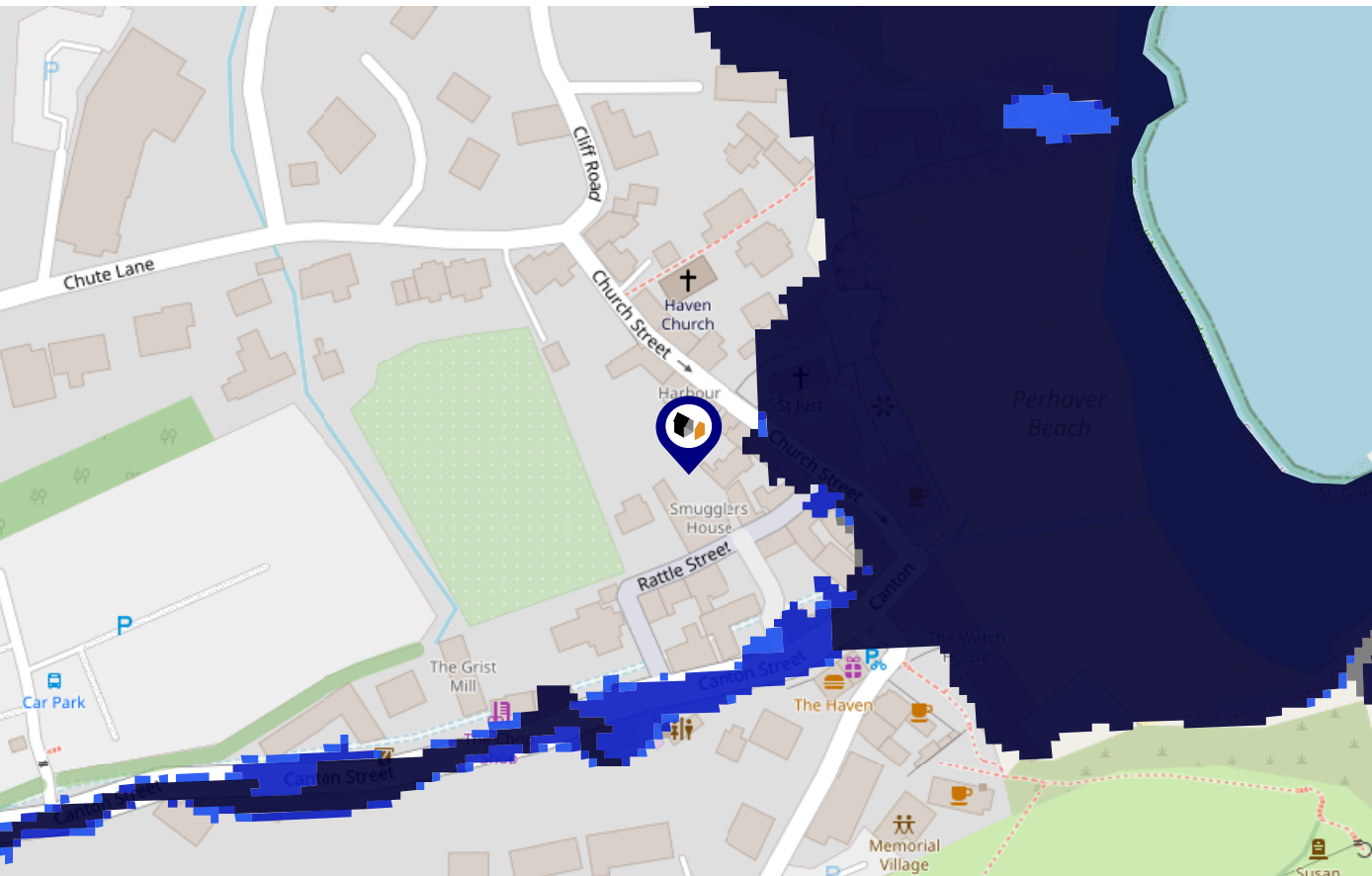
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

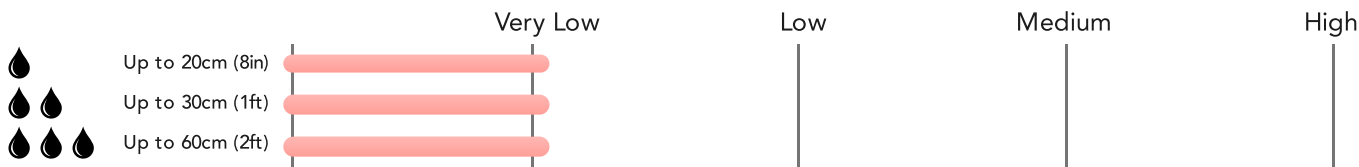


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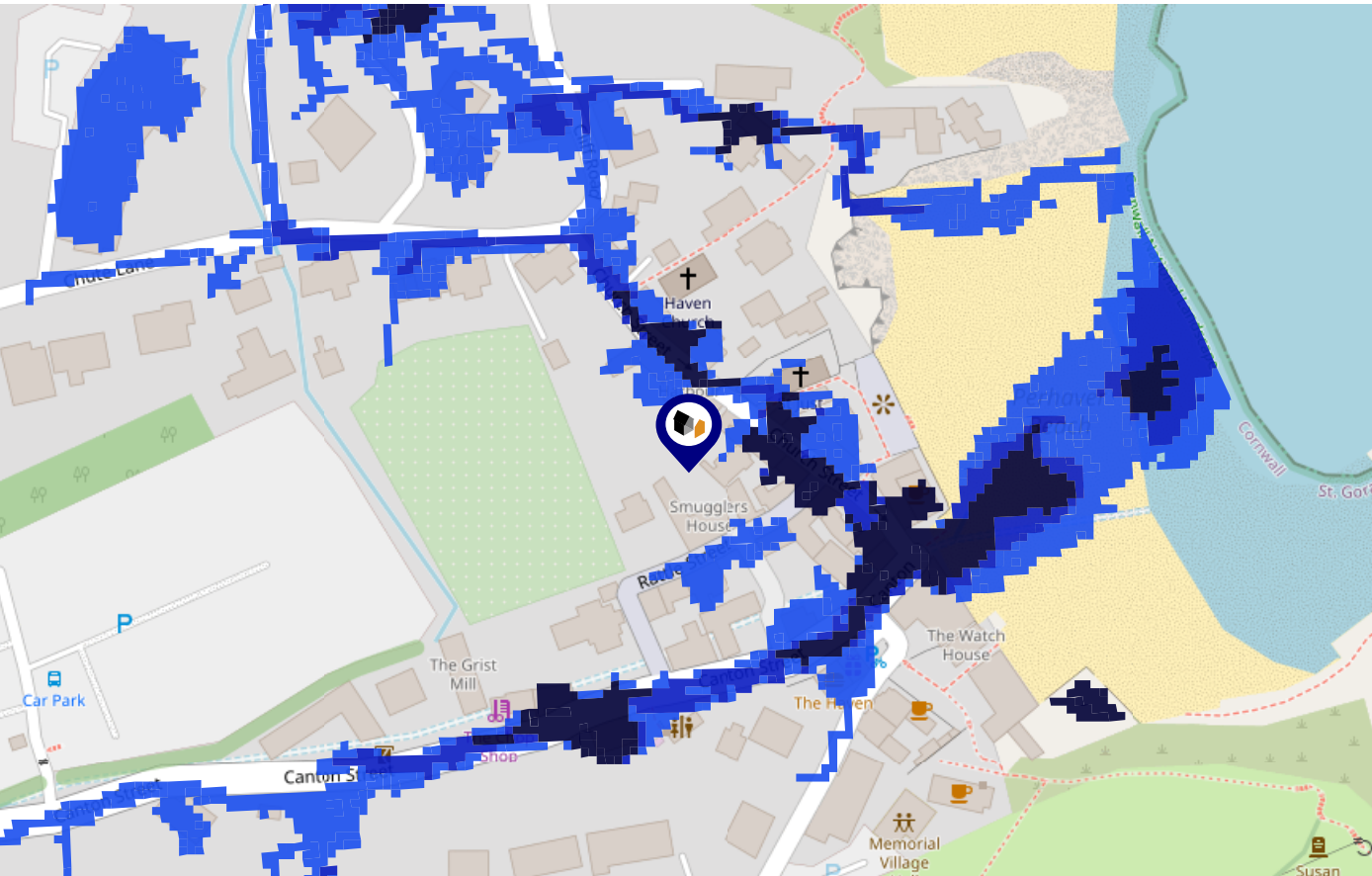
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

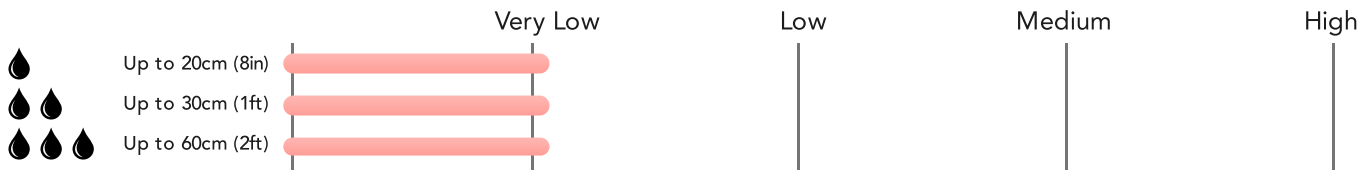


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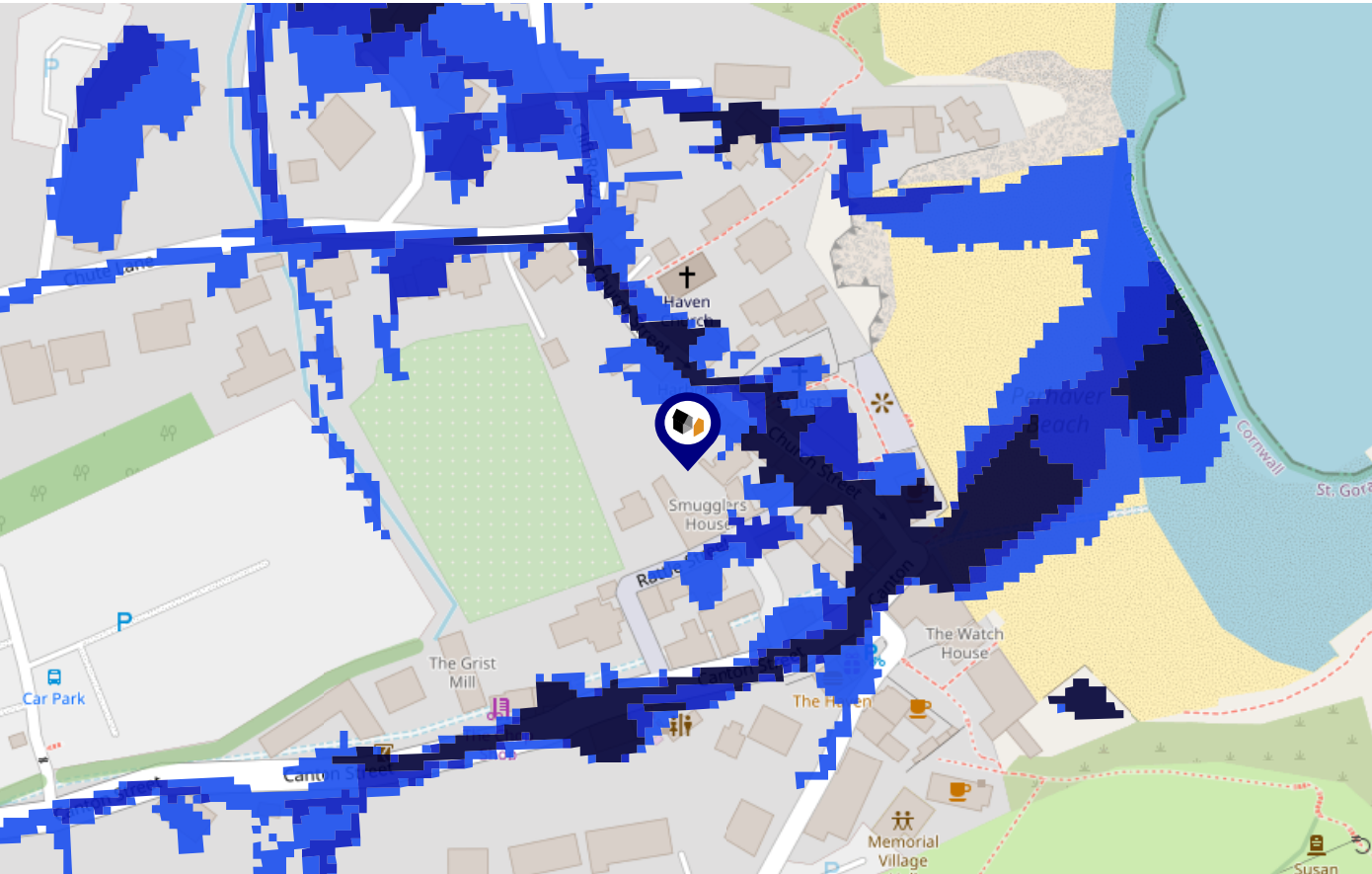
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

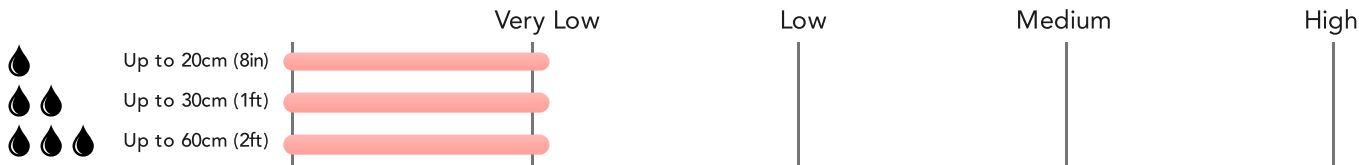


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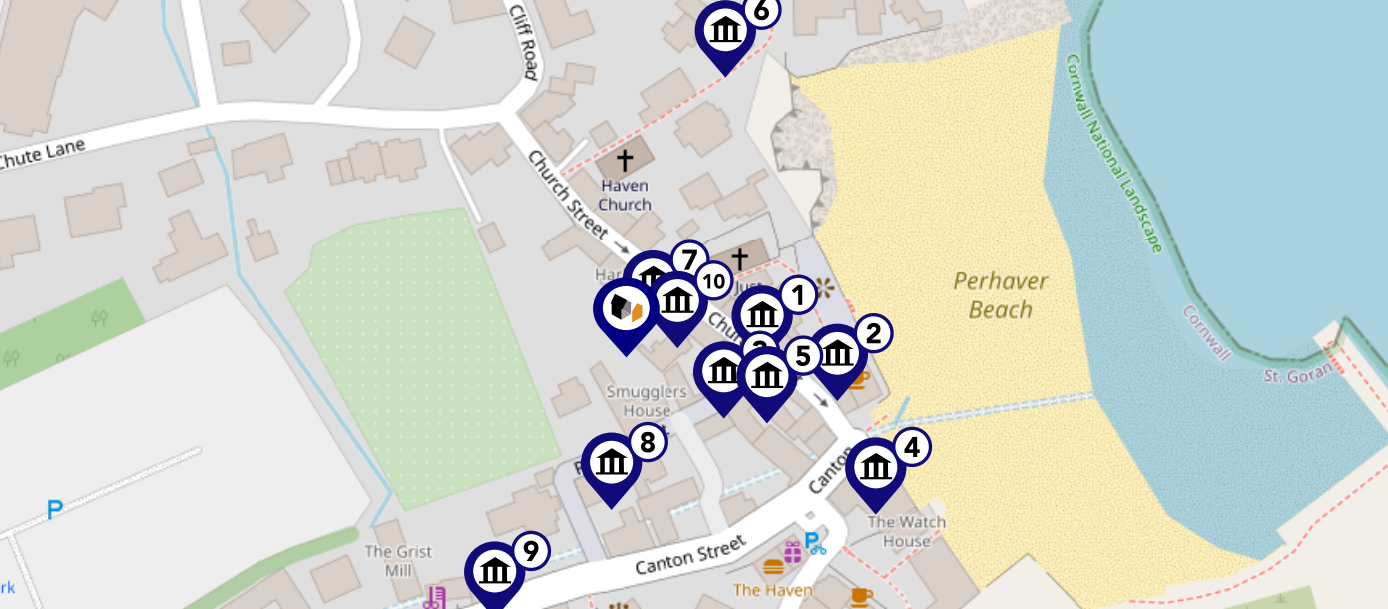
Chance of flooding to the following depths at this property:



Maps

Listed Buildings

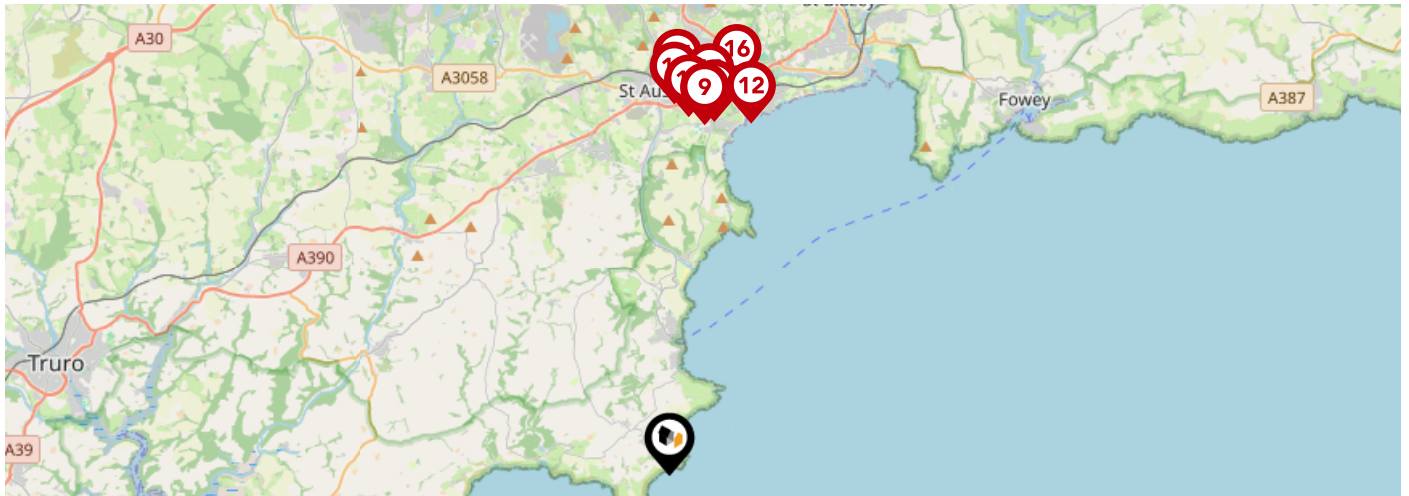
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1327045 - Cliff Cottage Step Cottage	Grade II	0.0 miles
	1137572 - Beach Cottage And Wall Attached To Rear	Grade II	0.0 miles
	1327070 - Kiwi Cottage	Grade II	0.0 miles
	1137560 - Lime Kiln	Grade II	0.0 miles
	1137643 - Ward Cottage	Grade II	0.0 miles
	1137892 - Hill View	Grade II	0.0 miles
	1144786 - Toddy Cottage	Grade II	0.0 miles
	1144758 - Veronica Cottage	Grade II	0.0 miles
	1144783 - Melita	Grade II	0.0 miles
	1144787 - Ebb Tide Portheast	Grade II	0.0 miles



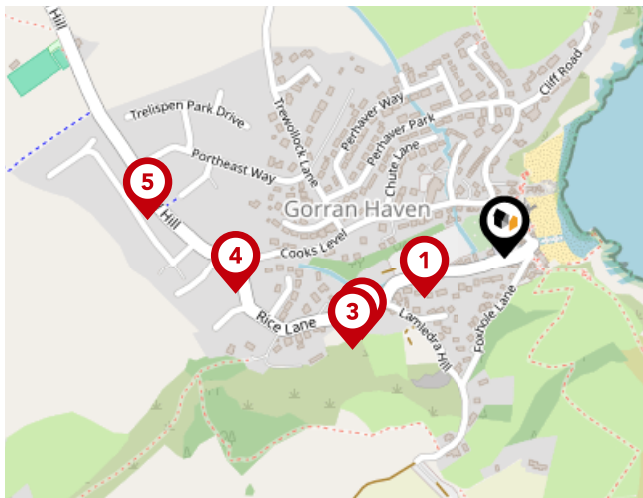
		Nursery	Primary	Secondary	College	Private
1	Gorran School Ofsted Rating: Good Pupils: 96 Distance:0.85	☐	☒	☐	☐	☐
2	Mevagissey Community Primary School Ofsted Rating: Good Pupils: 135 Distance:2.5	☐	☒	☐	☐	☐
3	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:5.39	☐	☐	☒	☐	☐
4	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:5.75	☐	☒	☐	☐	☐
5	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:6.13	☐	☒	☐	☐	☐
6	St Mewan Community Primary School Ofsted Rating: Good Pupils: 448 Distance:6.43	☐	☒	☐	☐	☐
7	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:6.46	☐	☒	☐	☐	☐
8	Pondhu Primary School Ofsted Rating: Good Pupils: 167 Distance:6.49	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Mount Charles School Ofsted Rating: Good Pupils: 367 Distance:6.69	☐	☒	☐	☐	☐
	Penrice Academy Ofsted Rating: Outstanding Pupils: 1426 Distance:6.76	☐	☐	☒	☐	☐
	Restormel Academy Ofsted Rating: Good Pupils: 29 Distance:6.81	☐	☐	☒	☐	☐
	Charlestown Primary School Ofsted Rating: Good Pupils: 410 Distance:6.88	☐	☒	☐	☐	☐
	Poltair School Ofsted Rating: Good Pupils: 856 Distance:7.06	☐	☐	☒	☐	☐
	Sandy Hill Academy Ofsted Rating: Outstanding Pupils: 453 Distance:7.07	☐	☒	☐	☐	☐
	Cornwall College Ofsted Rating: Good Pupils:0 Distance:7.31	☐	☐	☒	☐	☐
	Bishop Bronescombe CofE School Ofsted Rating: Good Pupils: 294 Distance:7.48	☐	☒	☐	☐	☐

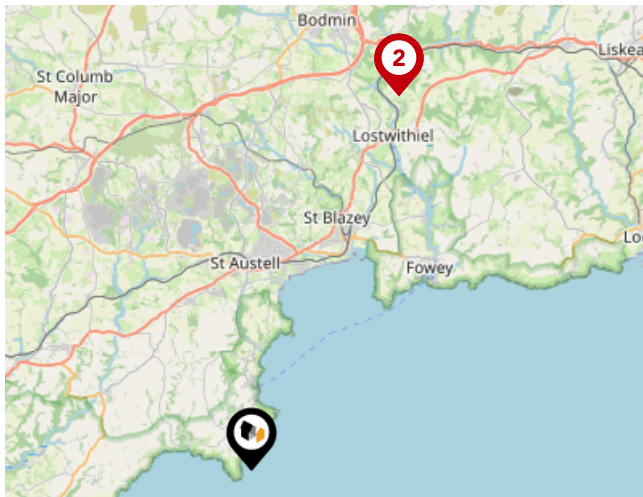
Area

Transport (Local)



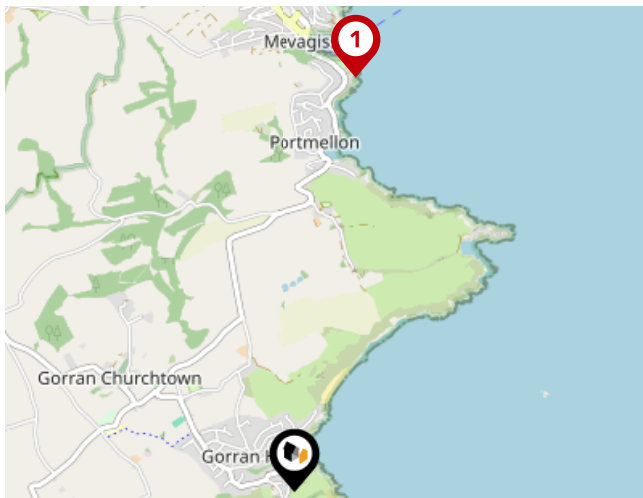
Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.11 miles
2	Rice Farm	0.2 miles
3	Rice Farm	0.21 miles
4	Triangle	0.32 miles
5	Wansford Meadows	0.43 miles



Local Connections

Pin	Name	Distance
1	Bodmin Parkway (Bodmin and Wenford Railway)	15.27 miles
2	Bodmin Parkway (Bodmin and Wenford Railway)	15.29 miles



Ferry Terminals

Pin	Name	Distance
1	Mevagissey Ferry Landing	1.98 miles
2	Fowey Ferry Landing	9.25 miles
3	Polruan Ferry Landing	9.17 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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